

## ZONING AND ADJUSTMENT BOARD

September 6, 2005

The Zoning and Adjustment Board of Sumter County, Florida convened on Tuesday, September 6, 2005, at 6:30 P.M. with the following members present: Larry Story- Chairman, Frank Szczepanski, Ron Berry, James Sutton, Rusty Mask, Dale Nichols, Frank Topping, and Dossie Singleton. Richard Cole, Jr., Todd Brown, and Evan Merritt were absent. Terry Neal- Zoning and Adjustment Board Attorney, Sandy Cassels- Board Secretary, and Roberta Rogers- Director of Planning and Development, were present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

Mr. Nichols made a motion to approve the minutes from the August 15, 2005 meeting. Mr. Sutton seconded the motion and the motion carried.

T2005-0035

Michael Morgan

Mr. Topping made a motion to remove this application from the table. Mr. Nichols seconded the motion and the application was removed from the table.

Kim Lee, representative for the applicant, was present and requesting a Temporary Use Permit for one (1) year while a residence is being constructed. There were 4 (four) notices sent. Of the 4 (four) notices sent, none were returned in objection or favor. There were no objections from the audience. Mr. Nichols questioned Ms. Lee in regards to how far the residence is in construction. Ms. Lee stated the construction has just begun, but should be completed within the year.

Mr. Nichols made the motion to recommend approval of the Temporary Use Permit for one (1) year for an RV while a residence is being constructed based on the information provided in the staff report. Mr. Topping seconded the motion and the motion carried.

T2005-0038

Molly Whitman

Molly Whitman, applicant, was present and requesting a renewal of a Temporary Use Permit for one (1) year while residence is being constructed. There were 4 (four) notices sent. Of the four (4) notices sent, two (2) were returned in favor and none in objection. There were no objections from the audience.

Mr. Nichols made the motion to recommend approval of the renewal of the Temporary Use Permit for one year while a residence is being constructed based on the information provided in the staff report. Mr. Singleton seconded the motion and the motion carried.

T2005-0039

Amy MacDonald, Trustee

Amy MacDonald, applicant, was present and requesting a renewal of a Temporary Use Permit for 3 (three) years for a care receiver's residence. There were 4 (four) notices sent. Of the 4 (four) notices sent, one (1) was returned in favor and none were returned in objection. There were no objections from the audience. Mr. Nichols made the motion to recommend approval of the renewal of the Temporary Use Permit for 3 (three) years based on the information provided in the staff report. Mr. Berry seconded the motion and the motion carried.

R2005-0085

E. A. Merritt, Jr., Etal

Allan Roe, representative for the applicant, was present and requesting rezoning of 23 acres MOL from A5 to RR1C to bring the property into compliance with the Future Land Use Map. There were 15 notices sent. Of the 15 notices sent, one (1) was returned in favor and one (1) was returned in objection. Mrs. Rogers read the letter of objection into the record. There were no objections from the audience. Mr. Story questioned what type of homes would be placed on the property. Mr. Roe explained he wanted to build homes of conventional construction.

Mr. Nichols made the motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Berry seconded the motion and the motion carried.

R2005-0086

E. A. Merritt, Jr.

Allan Roe, representative for the applicant, was present and requesting rezoning of 38.5 acres MOL from A5 to RR1C to bring the property into compliance with the Future Land Use Map. There were eight (8) notices sent. Of the eight (8) notices sent, one (1) was returned in favor and none were returned in objection. There were no objections from the audience. Mr. Story questioned what type of homes would be placed on the property. Mr. Roe explained he wanted to build homes of conventional construction.

Mr. Nichols made the motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Berry seconded the motion and the motion carried.

R2005-0087

Segovia Ventures, LTD, Etal

Bill Nye, representative for the applicants, was present and requesting a rezoning of 1.45 acres MOL from C1 to CH. There were three (3) notices sent. Of the three (3) notices sent, one (1) was returned in objection and none were returned in favor. Mrs. Rogers read the letter of objection into the record. There were three objections from the audience. Mrs. Rogers explained she, Mr. Nye, and Aimee Webb-Sumter County Development Coordinator, met to discuss the plans for this property and the surrounding parcels. There are a total of four (4) parcels owned by the applicants, in which the other three (3) have the required zoning for the proposed plans. This parcel will be used mainly for a retention pond. The county and the City of Bushnell, which two (2) of the parcels are located in, will do an inter-local agreement for the permitting process which will include drainage, signage, and traffic. The Development Review committee will address the items of water retention and traffic. Mr. Nichols questioned why the parcel needs a CH zoning for water retention. Mrs. Rogers explained in order to be consistent with the other zonings in the area. Mr. Nye explained the water problems with this area will be addressed with Southwest Florida Water Management District at the time of site review. The applicant will try to use a part of the parcel closest to I-75 and as far away from the residences as possible.

Mr. Nichols made the motion to recommend approval of the rezoning being amended from CH to CL to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Topping seconded the motion and the motion carried.

R2005-0088

William & Karen Bigge

William Bigge, applicant, was present and requesting a rezoning of 18.05 acres MOL from RR & R1A to RR1C. There were two (2) notices sent. Of the two (2) notices sent, none were returned in objection or in favor. There were no objections from the audience. Mr. Nichols questioned the plans for the parcel after the rezoning. Mr. Bigge explained he is considering selling off 5 (five) acre tracts.

Mr. Nichols made the motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Berry seconded the motion and the motion carried.

R2005-0089

James M. Woodard

James M. Woodard, applicant, was present and requesting a rezoning of 3.89 acres MOL from A5 & RR1 to RR1 for the purpose of a lineal transfer. Mrs. Cassels explained this parcel is from the August 1, 2005 meeting agenda where a portion of the parcel was rezoned and the remainder needed to be "cleaned-up" with the rest of the zoning on this parcel.

Mr. Nichols made the motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Szczepanski seconded the motion and the motion carried.

S2005-0013

Tropical Dreams Landscaping, Inc.

Mr. Story read a letter requesting this be tabled until September 19, 2005.

Mr. Topping made the motion to table this application until the September 19, 2005 Zoning and Adjustment Board meeting. Mr. Nichols seconded the motion and the motion carried.

Mr. Nichols made the motion to adjourn the meeting. Mr. Berry seconded the motion and the motion carried. The meeting adjourned at 7:10 P.M.

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Larry Story, Chairman  
Zoning and Adjustment Board